



BRUCKNER, TILLET, ROSSI, CAHILL & ASSOCIATES

A full-service real estate appraisal, analysis and consulting group

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December 8, 2009

Robert J. Zimmer
Senior Real Estate Specialist
Bureau of Housing & Project Development
City of Rochester
City Hall, Room 028-B
30 Church Street
Rochester, New York 14614-1290

Dear Bob:

On February 7, 2008, I prepared for you a market study and summary appraisal report on the property located at 1170 Genesee Street, City of Rochester, New York. In the appraisal, I outlined several values including values of the land and values with the improvements and land.

You have requested that I review the appraisal to determine if there has been any potential change in value. I have reviewed the comparable sales used and any recent comparable sales and have determined that there would be no material change in the value conclusions today versus the date of the original appraisal.

The value for the entire 4.455 acres as vacant land was \$155,000 in the original appraisal and the added contributory value for the buildings was \$100,000. Hence, the combined value for the entire site plus the buildings would be \$255,000.

If you have any questions, please feel free to contact me.

Sincerely,
**BRUCKNER, TILLET, ROSSI,
CAHILL & ASSOCIATES**



Kevin L. Bruckner MAI, CCIM